COMMONWEALTH OF MASSACHUSETTS
DESIGNER SELECTION BOARD PROJECT CRITERIA

DSB LIST # **08-10** **ITEM #** **1** **DSB PUBLIC NOTICE DATE** **18 June 2008**

LAST DATE FOR FILING APPLICATION IS: **9 July 2008** **at 2:00 PM**

The Board recommends applications to be submitted by any of the following firms:

(X)	Architect	( )	Engineer
(X)	Architect/Engineer (A/E)	( )	Other:

PROJECT NUMBER: **FRC0802 ST1**

PROJECT TITLE: **Upgrade Science and Academic Facilities**

PROJECT LOCATION: **Framingham State College, Framingham MA**

AWARDING AGENCY: **DCAM**

APPROPRIATION SOURCE: **College funds (Study only)**

AVAILABLE AMOUNT: **$51,389,263 (pending passage of Bond Bill)**

ESTIMATED CONSTRUCTION COST: **$35,000,000**

TOTAL FEE, excluding reimbursables or any authorized per diem payments, based on scope of work and services authorized if project is completed.

(**X**)	Lump Sum Established Set Fee for Study Phase Per M.G.L. C.7, §38G(a)	**450,000**	dollars
(**X**)	Lump Sum Established Set Fee for Final Design Phase Per M.G.L. C.7, §38G(a), based on the approved estimated construction cost in the certified study.	**8.0**	per cent

IMMEDIATE SERVICES AUTHORIZED:
(**X**) CERTIFIABLE BUILDING STUDY
( ) OTHER:

As per M.G.L. C.7, §38I, the selected designer may be appointed by the DCAM Commissioner for continued services as noted below subject to approval by the Designer Selection Board:
(**X**) SCHEMATIC PLANS AND OUTLINE SPECIFICATIONS
(**X**) DESIGN DEVELOPMENT PLANS AND SPECIFICATIONS
(**X**) CONSTRUCTION PLANS AND SPECIFICATIONS
(**X**) ADMINISTRATION OF CONSTRUCTION CONTRACT
( ) OTHER:

MBE/WBE PARTICIPATION:
In accordance with Executive Order #390, DCAM has established minimum goals of 8% MBE participation and 4% WBE participation for the combined value of the study and final design contracts for this project. MBE/WBE goals must be met within the list of requested prime and sub-consultants. All applicants must indicate how they will meet these goals and will be evaluated on that basis. Further information about the MBE/WBE Program appears in the DSB Public Notice at pages 4-8 entitled “Participation by Minority Owned Businesses and Woman Owned Businesses” and at Attachment E of the DCAM Standard Contract for Design Services. Applications from MBE and WBE firms as prime consultant are encouraged.

APPROPRIATION LANGUAGE:

Proposed Public Higher Education Bond Bill earmark:

"*Provided further, that not less than $51,389,263 shall be expended for the expansion, modernization, and improvement of Hemenway Hall Science Center at Framingham State College.*"

GENERAL SCOPE OF WORK:

To develop a certifiable Study for the design and construction of upgraded science facilities at Framingham State College. This may involve renovation, demolition, and/or new construction.

This study will be conducted in four phases:

Defining the Goals of the project
Analysis of the existing conditions and the constraints on the project
Development of potential solutions
Definition of a consensus solution

Project Goals

The goal of this project for Framingham State College is to create state-of-the-art teaching laboratory space, with supporting classroom, lecture hall, and faculty office space. DCAM's preliminary analysis suggests that the laboratory space will be in new construction, with the existing labs renovated to serve as either classrooms or office space. The entire complex is expected to be updated with new systems and an improved exterior envelope to create an up-to-date academic facility for the College. A previous study outlined a basic scope of renovations and repairs to the existing buildings, though this project may identify other approaches which will provide the same or better results.

The preliminary analysis may be superseded in the process of developing this study. Alternative siting considerations may emerge, or budget limitations may preclude full realization of the stated goals. It is part of the study process to match and prioritize goals to match the budget. The consultant should not consider the preliminary analysis the final word, as it is entirely possible that the Study may reach solutions superior to any current concepts.

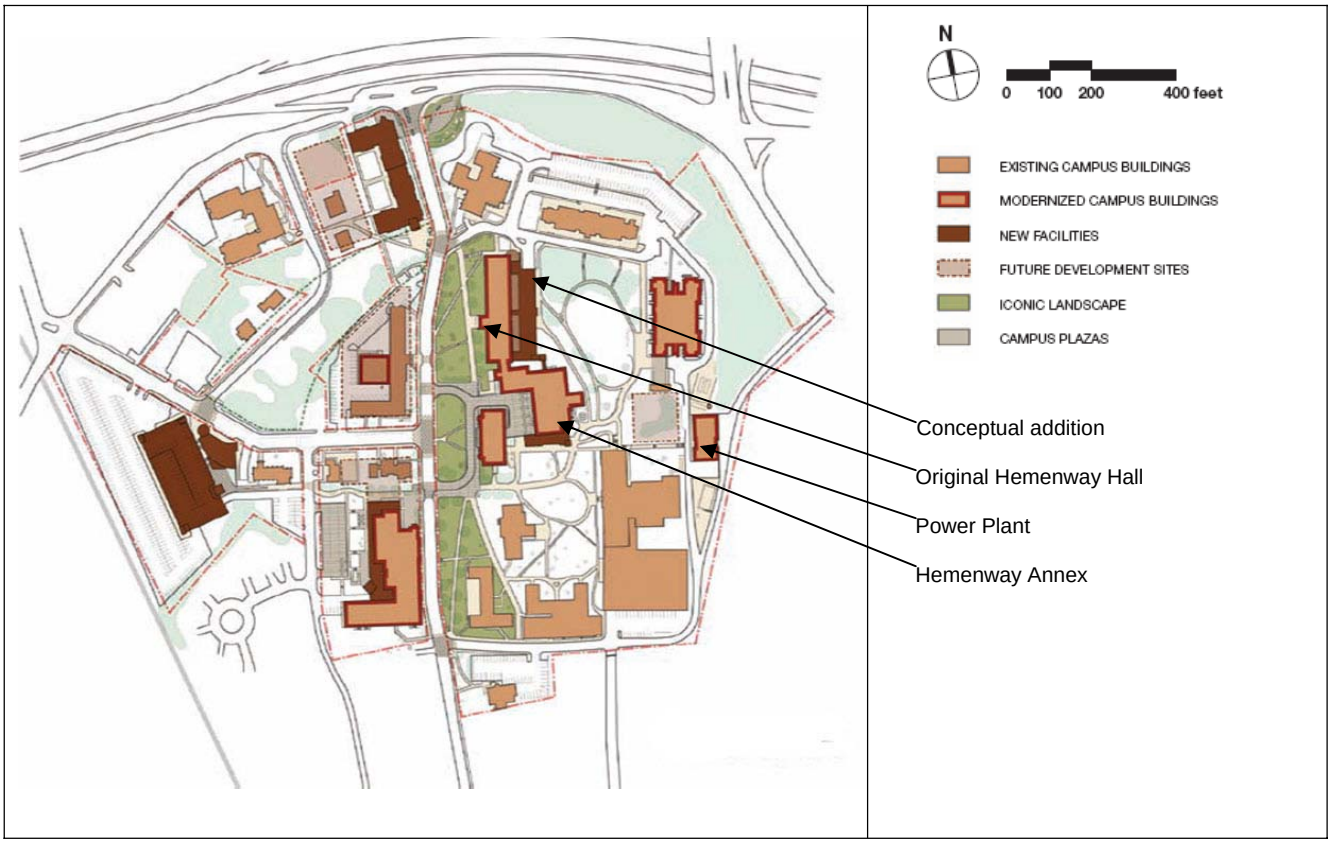
DCAM anticipates that this project will be conducted on a CM at Risk basis. DCAM may elect to retain a CM firm to participate in the Study.

Analysis and Constraints

Preliminary analysis regarding siting and building conditions has already been performed.

Campus Master planning: With respect to site, over the last few years, DCAM conducted a master planning project, identifying the needs and priorities for additional development at each of the 24 campuses in Massachusetts higher educational college system. This project created Master Plans for each campus, including Framingham State College. A copy of this document is available in the DSB office for review.

The *Master Planning Report* completed for Framingham State College by Chan Krieger Sieniewicz (CKS) in November 2007 notes that even though it has an excellent regional location near major highways and shopping centers, it remains secluded and retains the attractive feel of a "small New England college." The framework plan approved by the College "uses landscape development, new facilities, and circulation improvements" to enrich and solidify "an already identifiable sense of place." The conceptual model for the framework plan is a Circle of Campus with an "academic core [and] concentric layers of landscape, academic support functions, student housing, and parking."



Framingham State College Master Plan

The addition to and renovation of Hemenway Hall shown conceptually in the Master Plan drawing above is a key element in the revitalization of the College's academic core, and its study and design will be closely coordinated with the implementation of landscape and circulation improvements proposed by the *Report* for the College's "front yard" and the key intersection of State Street and Maynard Road.

This plan in the *Report* also identified a number of specific desirable design features which should be considered and incorporated into the renovation and expansion of Hemenway Hall. The solution offered in the *Report* should not necessarily be considered the final design answer, but it does illustrate desired concepts .

Building analysis: Hemenway Hall and its Annex constitute Framingham State's principal academic building. It is located at the northwest corner of FSC's academic campus on State Street, the principal street running through the campus. FSC has a central power plant located at the eastern edge of the campus. Low pressure steam is supplied via a utility tunnel located just to the south end of the Annex building. This tunnel also carries electrical power and data wiring to the building.

Hemenway Hall's 163,740 SF were built in two phases, the first 71,745 SF, in 1963, with a so-called 91,995 SF Annex added in 1974. The original building primarily contains basic classroom spaces along with some simple lab spaces, and has a 100-seat auditorium attached to the east, rear, side. The Annex extended the building to the south, and contains more complex laboratory spaces, as well as a greenhouse space at the top level, and a planetarium addition on the east side of the Annex.

During 2005 and 2006, DCAM, working with Simpson, Gumpertz and Heger (SGH), examined this building in detail in an effort to establish the causes of water penetration, and in certain locations, the growth of small patches of mold. Water penetration issues were identified in both the original building and in the Annex. This investigation revealed a number of building construction and design issues which should be addressed by remedial changes and repairs to a number of building elements.

SGH's final report, "Building Envelope Leakage Investigation, Hemenway Hall and Hemenway Annex, Framingham State College, Framingham, MA" outlines several levels of possible repair approaches which could be taken. In light of future

changes which may be made to Hemenway and the Annex, DCAM and the College agreed to undertake a limited level of repair which will forestall further deterioration of the buildings, pending a more extensive renovation project. SGH's report is available at the DSB office for reference.

In addition to these efforts, this Study will examine the other factors involved in establishing the viability and constraints which apply to the site, and the other features of the existing building which will require attention during the course of the project. Among these issues are geotechnical information; code conformance, in particular, structural with respect to seismic considerations, and ADA/MAAB accessibility; energy efficiency; and myriad other issues. A full Massachusetts State Building Code Chapter 34 review will be required for both the original building and the Annex.

The Study will include development of a detailed space program which will cover all required spaces to serve the specific educational programs conducted in Hemenway Hall, and such others as may be identified during programming. The program will be established by interviewing administration personnel, and the department heads for the programs involved. This program is to be based on current enrollment levels; any projection of growth over current levels must be justified and approved by the Department of Higher Education (DHE). Total programmatic space requirements are expected to exceed the area available within the existing Hemenway Hall and Hemenway Annex, and therefore new construction is anticipated. While the master plan proposes that this new space will be an addition to Hemenway Hall, alternative solutions should be considered. In any event, the new construction should be laboratory space, given the improvements in laboratory design, and also the inordinate expense of renovating laboratory space to conform to new standards. In addition to the newly constructed space, the intent is to completely renovate both the original Hemenway Hall and Hemenway Annex to provide upgraded classrooms, faculty office space, and other specialized teaching spaces.

The Campus Master Plan identified two elements of the existing Hemenway Hall which can be modified to make very important contributions to the improvement of the campus at large: First, the south end of the Hemenway Annex includes an inelegant entrance from a major outdoor space on the campus. This important entrance and façade needs to be upgraded to properly relate to that space, and to provide an accessible path of travel into the building. Second, the Master Plan relocates the service entrance to Hemenway Hall to the north end of the building, off the campus drive serving the dormitories at the north side of the Campus. This will permit the removal of the existing unsightly service drive which is at the center of the campus, and located at the bottom of a very steep drive, inhibiting its effective use. These considerations are an important part of what the project may achieve, but are not intended to drive the solution to the design.

Development of Potential Solutions

With the information gathered in the preceding phases, the Study designer will develop alternative approaches to providing the required spaces and the renovation of the existing buildings. These will be evaluated in terms of how they relate to the goals of the College, how they serve the academic needs, the goals of the Campus Master Plan, and of course the feasibility of the proposals with respect to available funding. It is important that new construction reinforce the site planning, strengthening the Quadrangle and other outdoor spaces, and reinforcing the traditional New England College feel of the campus. Additionally, the consultant is to provide an evaluation of each alternative with respect to sustainable design, and provide a preliminary LEED scoresheet.

Portions of any required repairs which could be achieved without impacting the longer term project may be undertaken as a separate project or projects in the interest of expediting that work. Particular attention must be given to accomplishing the project with minimal disruption to the on-going academic activities on the campus. This can involve phasing of the work, scheduling work to be done during vacations, and/or other methods. Near the end of this phase a Global Workshop will invite participation from the larger community of DCAM and College personnel, seeking their informed commentary on how the project might be improved.

Consensus Solution

The final product of the Study will be documentation of the consensus solution. It will include a full space program, including a complete tabular program listing all spaces, a relationship diagram depicting important adjacencies, and detailed information about the requirements of each space. The scope of construction will be documented with site and building plans and sections, as appropriate, and an outline specification, based on DCAM's standard spec. The Study will include a Commissioning Report, prepared by a Commissioning Agent hired by DCAM. An outline schedule will summarize the approach to constructing the work, and a full statement of the anticipated budget will be included. Any

new construction must conform to both Executive Order 484, and the Commonwealth's LEED Plus standards. This will require close attention to reducing the energy use of the existing Hemenway Hall and Annex. In both buildings, but particularly in the original Hemenway, this likely will involve new windows, heating and ventilating equipment, and related upgrades.

The consultant will develop a plan for phased construction sequencing which will enable Framingham State to continue to provide all educational programs and services during construction.

GENERAL CONDITIONS OF THIS CONTRACT:

Study Contract

If selected for study services, the applicant agrees to execute *DCAM Form C-3 Contract for Designer's Services–Study*, or its successor, without revisions or modifications. DCAM compensates the designer during the Study Phase for approved products in accordance with the approved work plan.

Design Contract

At the conclusion of the study, if approved by the DSB to perform final design services, the applicant agrees to execute *DCAM Standard Contract for Design Services* (Revised 12/07)[1] or its successor, without revisions or modifications.

DCAM Procedures

The designer will follow the procedures established in DCAM's Designer Procedures Manual dated June 2005 (http://www.mass.gov/cam/dlforms/DPMD_2005_06.doc). Applicants are urged to review and become familiar with the following supplemental material, which is available on the web at: http://www.mass.gov/cam/DSB/index.html.

Construction Specifications

The designer shall utilize the DCAM Standard Specification.

PMAS

Consultants will be required to use DCAM's electronic web-based Project Management and Accounting System (PMAS) as a repository for all project correspondence, documentation, and project budgeting, and scheduling. No special software is required.

Workshops

DCAM and the Designer will hold periodic workshops to ensure that critical issues are not overlooked and that all team members have an opportunity to contribute their expertise, to anticipate potential obstacles, to identify potential solutions, and to expedite the decision-making process. Attendance by key design team members will be required at all workshops.

Executive Order 484

This project shall comply with all applicable requirements of Executive Order 484 (EO 484): see http://www.mass.gov/Agov3/docs/Executive%20Orders/Leading%20by%20Example%20EO.pdf. All building studies shall include preliminary estimates of the project's energy use, water use, and greenhouse gas emissions using protocols established by EOEAA or as determined by DCAM. No building study shall be certified for final design unless all means, methods, and commitments required to mitigate the project's impact on the operating agency's plan for meeting EO 484's goals are documented in the consensus solution, implementation plan, and estimated construction cost.

LEED Certification

This project shall be certified Mass. LEED Plus as required by Executive Order 484 (see http://www.mass.gov/Agov3/docs/Executive%20Orders/Leading%20by%20Example%20EO.pdf) at a level of Silver or higher. Studies for all projects shall identify and evaluate alternate methods, systems, and materials achieving Mass. LEED Plus Silver or higher certification. Any and all of these may be incorporated into Final Design as part of the Designer's base fee; administration of the certification process by the Designer during the Final Design and Construction phases of the project will be considered an extra service.

[1] The *DCAM Standard Contract for Design Services* (Revised 12/07) replaces the former *DCAM Form C-2 Contract for Designer Services*.

Universal Design
In addition to complying with 521 CMR, The Rules and Regulations of the Architectural Access Board (http://www.mass.gov/aab/aab_regs.htm), the consultant will review ADA Title II (http://www.usdoj.gov/crt/ada/reg2.html), and the ADA Accessibility Guidelines (http://www.access-board.gov/adaag/html/adaag.htm), to ensure that the proposed design meets the civil right intent of this act. The requirements of these two laws may differ and the consultant must comply with the more stringent. Design solutions will meet the diverse and changing needs of users across age, ability, language, ethnicity and economic circumstance. DCAM welcomes innovative design strategies that are simultaneously equitable, flexible and legible for all and extend beyond minimal compliance with accessibility regulations.

Environmental and other supplemental services
DCAM reserves the right to obtain supplemental services through independent consultants who will collaborate with the prime and the project team.

Cost Estimating
Cost estimates, cost models, and estimator participation in both the study and the design phases shall meet the requirements of the current DCAM *Cost Estimating Manual* and will be submitted in Uniformat II in the study phase and in both Uniformat II to Level 3 and CSI Masterformat in the design phase. The *Cost Estimating Manual* can be found at http://www.mass.gov/cam/dlforms/CEM_Feb06.pdf, and Uniformat II can be found at http://www.bfrl.nist.gov/oae/publications/nistirs/6389.pdf.

Building Information Modeling
DCAM encourages use of Building Information Modeling (BIM) in the study, design, and construction phases of its projects, and will authorize development of a building information model as an extra service.

Building Commissioning
DCAM will include building commissioning as part of this project. An operations and maintenance plan will be produced as a reimbursable expense during the building commissioning phase. The Designer will meet with DCAM's building commissioning agent during design and construction to evaluate design proposals for MEP systems to ensure maintainability and operational efficiency.

CM at Risk
The construction of this project may be performed utilizing a construction management at-risk (CMAR, sometimes referred to as CM/GC) contract in accordance with MGL Chapter 149A.

CONDITIONS FOR APPLICATION:
Current or updated Master File Brochures must be on file with the Board. As a condition of application, each applicant, if selected for the new project, agrees to carry professional liability insurance in an amount equal to the lesser of $5,000,000 or 10% of the Project's Fixed Limit Construction Cost, but in no event less than $250,000 per claim in accordance with the *DCAM Standard Contract for Final Design and Contract Administration Services (Revised 11/06),* (i.e., minimum coverage of $250,000 up to $5,000,000 depending on the construction cost). DCAM may seek additional coverage for the selected designer, and if so will bear the cost of the additional coverage.

The following documents are available at the office of the Designer Selection Board for review:

Master Plan for State and Community Colleges, Framingham State College
November 2007
Chan Kreiger Sieniewicz

Massachusetts State and Community Colleges: Facilities conditions: Strategic Capital Program
Eva Klein & Associates
2002

Framingham State College - Space utilization analysis
Classrooms and specialized instructional spaces
BHE 0502 ST1
Rickes Associates
September 2007

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Building Envelope Leakage Investigation
Simpson Gumpertz & Heger Inc
FRC 0501 HS1
15 August 2006

APPLICATIONS WILL BE EVALUATED BASED ON THE FOLLOWING PRIME AND SUB CONSULTANT PERSONNEL AND EXTENT OF COMPLIANCE WITH **MBE/WBE PARTICIPATION GOALS**. PLEASE ALSO SEE QUESTION #6 ON DSB APPLICATION 2005.

1. **Architect (prime)**
2. Structural Engineer
3. Mechanical Engineer (MPFP)
4. Electrical Engineer
5. Civil Engineer
6. Building Envelope specialist
7. Higher Ed Lab Planner
8. Higher Ed Space Programmer
9. Code Consultant
10. Specifications Writer (independent consultant required)
11. Cost Estimator (independent consultant required)

Where an "independent consultant" is required the Applicant may not provide the services "in house." If the Applicant plans to fulfill any of the other sub-consultant roles, so indicate on the organizational chart. Project Managers for Study and Final Design should be listed separately.

APPLICATIONS WILL BE EVALUATED BASED UPON THE REQUIREMENTS OF M.G.L. Ch. 7 §38F AND WORK LISTED ON DSB APPLICATION 2005 SECTIONS 8, 9 AND 10 WHICH ILLUSTRATES CURRENT QUALIFICATIONS IN THE FOLLOWING AREAS:

1. Phased renovation work in occupied buildings
2. Higher Ed Science Laboratory Design
3. Higher Ed academic classroom design
4. Work of similar scale and complexity

APPLICANTS PLEASE NOTE

A copy of the most current Application Form and Instructions - **DSB 2005 Application Form** is included with this Notice, and is available for download at http://www.mass.gov/cam/forms/fi_dselectboard.html.

Only complete applications submitted on the **DSB2005 Application Form** will be considered by the Designer Selection Board. Applications that are incomplete or submitted on a form other than **DSB2005,** may be rejected as non-compliant and not be considered by the Board.

Applications received at the DSB Office after the advertised deadline will not be considered.